| 129.0 | 0001 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 2,807,700 / 2,807,700 |
| | | | | | USE VALUE: | 2,807,700 / 2,807,700 |
| | | | | | ASSESSED: | 2,807,700 / 2,807,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 35 | | JASON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LYNCH CHRISTOPHER P & VIRGINIA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 35 JASON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LYNCH CHRISTOPHER/NAUGHTON A. - |
| Owner 2: | TRS/CHRISTOPHER LYNC H TRUST - |
| Street 1: | 35 JASON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 26,128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 7420 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 26128.000 | 1,574,600 | 57,300 | 1,175,800 | 2,807,700 |
| Total Card | 0.600 | 1,574,600 | 57,300 | 1,175,800 | 2,807,700 |
| Total Parcel | 0.600 | 1,574,600 | 57,300 | 1,175,800 | 2,807,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.40 | /Parcel: 378.4

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 83545 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/24/17 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 1,573,500 | 57300 | 26,128. | 1,175,800 | 2,806,600 | 2,806,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 1,237,900 | 58300 | 26,128. | 1,241,100 | 2,537,300 | 2,537,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 1,237,900 | 58300 | 26,128. | 914,500 | 2,210,700 | 2,210,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 1,237,900 | 58300 | 26,128. | 875,300 | 2,171,500 | 2,171,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 1,237,900 | 58300 | 26,128. | 810,000 | 2,106,200 | 2,106,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 1,148,000 | 59200 | 26,128. | 679,300 | 1,886,500 | 1,886,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 1,148,000 | 59200 | 26,128. | 663,700 | 1,870,900 | 1,870,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 1,148,000 | 59200 | 26,128. | 632,300 | 1,839,500 | 1,839,500 | | 12/13/2012 |

!10118!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 00:28:06 |

**LAST REV**

| Date | Time |
|---|---|
| 01/25/18 | 11:50:29 |
| apro | |
| 10118 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 83545 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LYNCH CHRISTOPH | 66828-404 | | 2/22/2016 | Convenience | 1 | No | No | | |
| LYNCH CHRISTOPH | 46324-315 | | 10/21/2005 | Family | 1 | No | No | | |
| HOWARD ANITA | 31780-255 | | 6/27/2000 | Chgd>Assmt< | 855,000 | No | No | | |
| HOWARD JEFFREY | 23686-571 | | 9/24/1993 | | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/8/2013 | 19 | Manual | 169,000 | C | | | | |
| 10/12/2001 | 762 | Alterati | 20,000 | C | | G3 | GR FY03 | RETAINING WALLS |
| 9/13/2001 | 694 | Ingr. Po | 40,000 | C | | G3 | GR FY03 | 20X40 INGROUND POO |
| 8/26/2001 | 645 | Det. Gar | 68,000 | C | | G3 | GR FY03 | ADD 3 BAY GARAGE |
| 1/19/2001 | 26 | Alterati | 125,000 | C | | G3 | GR FY03 | 29X35 ADDITION TO |
| 12/19/2000 | 948 | Foundati | 12,000 | C | | G3 | GR FY03 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/24/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/16/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/10/2009 | Entry Denied | 336 | PATRIOT |
| 5/9/2002 | Inspected | PM | Peter M |
| 10/6/2000 | MLS | MM | Mary M |
| 11/17/1999 | Mailer Sent | | |
| 10/28/1999 | Measured | 256 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 26128 | | Sq. Ft. | Site | | 0 | 90. | 0.50 | 10 | | | | | | | | | 1,175,760 | | | | | | 1,175,800 | |

Total AC/HA: 0.59982 | Total SF/SM: 26128 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 1,175,760 | Spl Credit | Total: 1,175,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 2 - Slate | | |
| Color: | RED | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | A - Very Good | | |
| Year Blt: | 1880 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | A - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.84585893 |
| Const Adj.: | 1.08139169 |
| Adj $ / SQ: | 118.912 |
| Other Features: | 165799 |
| Grade Factor: | 1.77 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1650478 |
| Depreciation: | 75922 |
| Depreciated Total: | 1574556 |

## COMMENTS

BATH IN OFFICE OVER GARAGE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 4 | Baths: | 3 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 12 | 4 | |
| Totals | | | |
| 1 | 12 | 4 | |

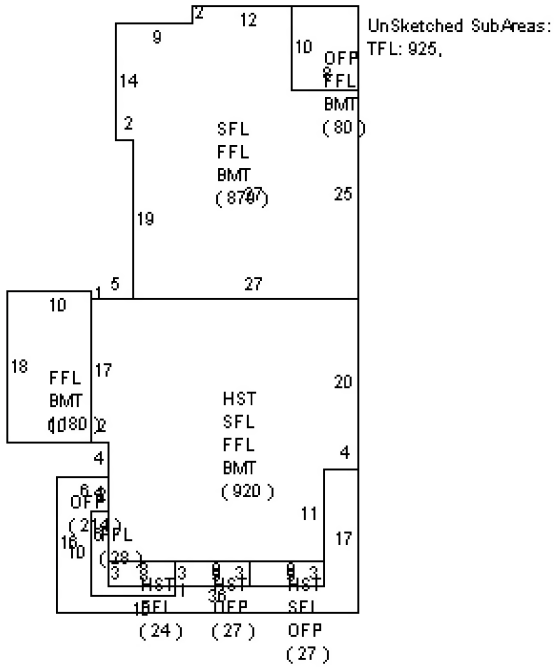
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 210.47 |
| Special Features: | 0 | Val/Su Net: | 202.70 |
| Final Total: | 1574600 | Val/Su SzAd | 293.71 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 2,111 | 118.910 | 251,022 |
| BMT | Basement | 2,059 | 58.860 | 121,195 |
| SFL | Second Floor | 1,826 | 118.910 | 217,133 |
| TFL | Third Floor | 925 | 118.910 | 109,993 |
| HST | Half Story | 499 | 118.910 | 59,337 |
| OFP | Open Porch | 348 | 22.970 | 7,994 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 7,768 | | | Total: | 766,674 |
| Size Ad | 5361 | Gross Are | 8267 | FinArea | 7420 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 100 | C | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

129.0-0001-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | Pool-Gunite | D | Y | 1 | 800 | V | GV | 2001 | 31.27 | T | 8.6 | 101 | | | 22,900 | | | 22,900 |
| 22 | Wood Deck | D | Y | 1 | 316 | V | VG | 2002 | 13.75 | T | 6.8 | 101 | | | 4,000 | | | 4,000 |
| 4 | Garage W/Lof | D | Y | 1 | 24X48 | V | VG | 2002 | 28.33 | T | 6.8 | 101 | | | 30,400 | | | 30,400 |

| More: | N | Total Yard Items: | 57,300 | Total Special Featues: | | Total: | 57,300 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc